



171 Division St, Welland, ON

For Sale

- Investment / Owner Occupy Opportunity
- Large Downtown Office Building

\$830,000.00

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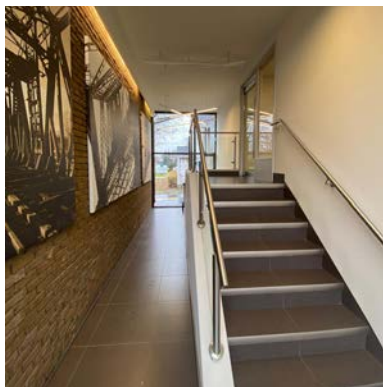
The Opportunity

171 Division Street is an excellent investment or owner occupy opportunity in the centre of Welland's Downtown core close to HWY 406.

A modern vestibule welcomes you into the building and front reception. The offices are all generous and complimented by spacious open concept work areas. There is an office kitchen, plenty of storage as well as a large loft boardroom on the second floor.

Expansion is also an option as there is approximately 2,000 SF of unfinished space on the second floor to grow into.

Ample parking exists to the rear of the building and the zoning allows for many permitted uses for those looking to bring a new business idea to life.



Front Vestibule



Reception



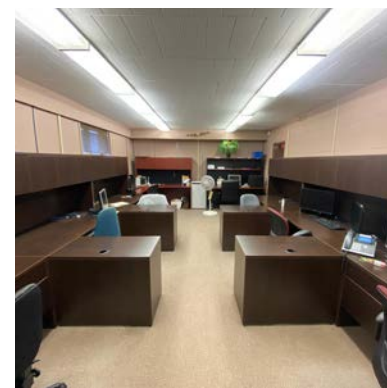
Reception Entrance



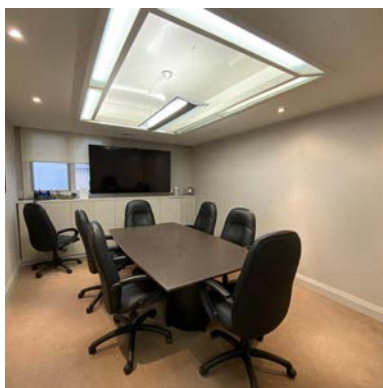
Private Office



Open Concept Area



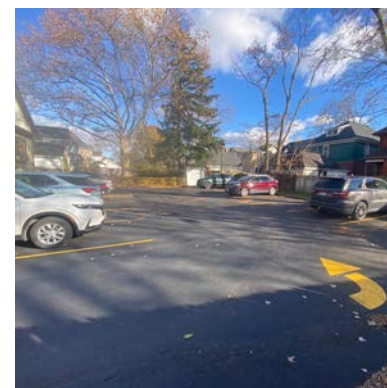
Open Concept Area



Loft Boardroom



Office Kitchen



Ample Parking

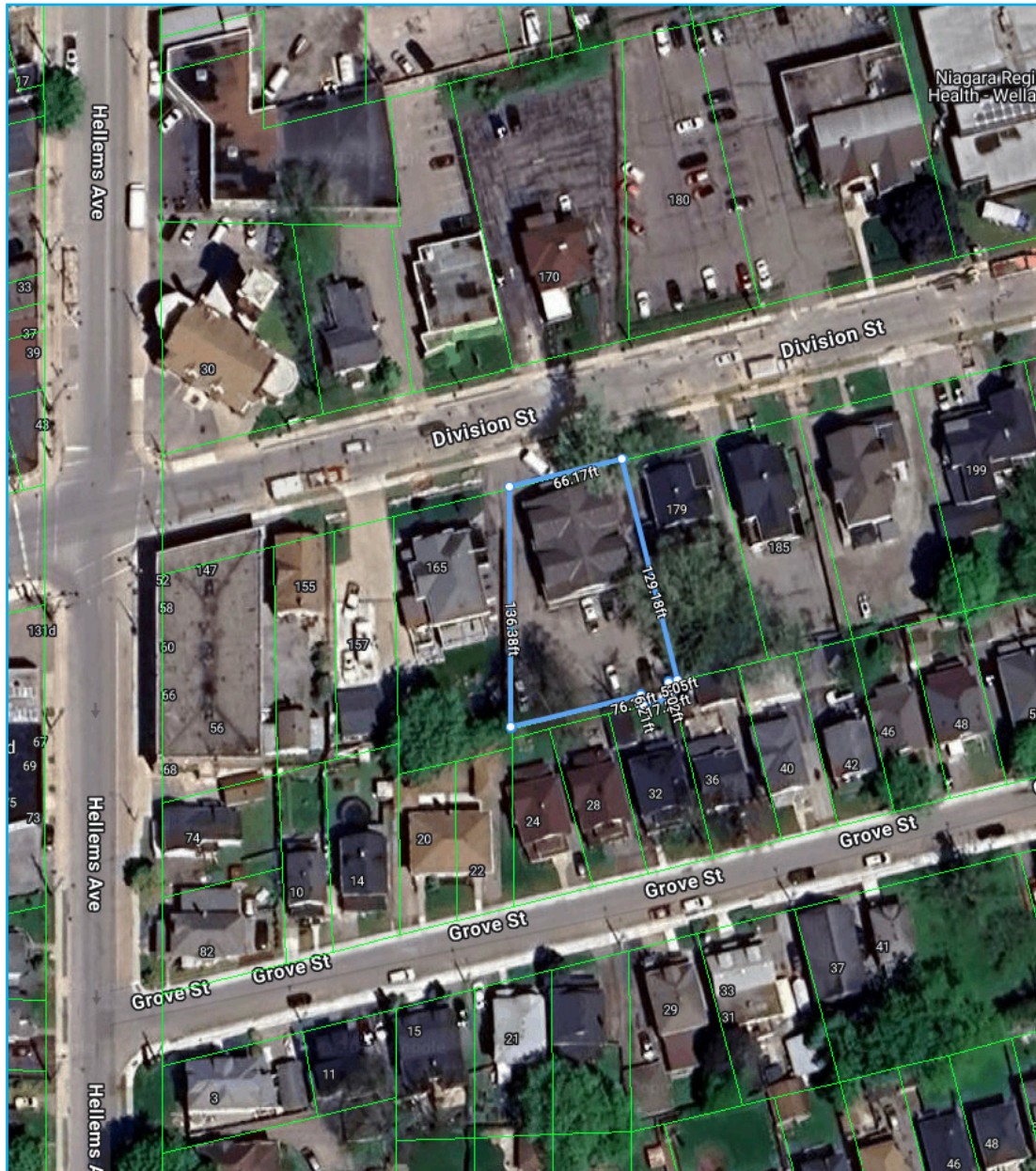
Downtown **Location**



Excellent location on Division St in Welland's Downtown core with easy access to HWY 406. The Welland Canal Trail, Merritt Island, The Courthouse and City Hall are all within walking distance of the Property. The revitalization of Downtown Welland has welcomed many spas, restaurants, retail stores, bars and pubs. Enjoy all the Downtown core has to offer including the many attractions along the Welland canal including the Welland International Flatwater Centre and the Welland Canal Stage.

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Property Lines

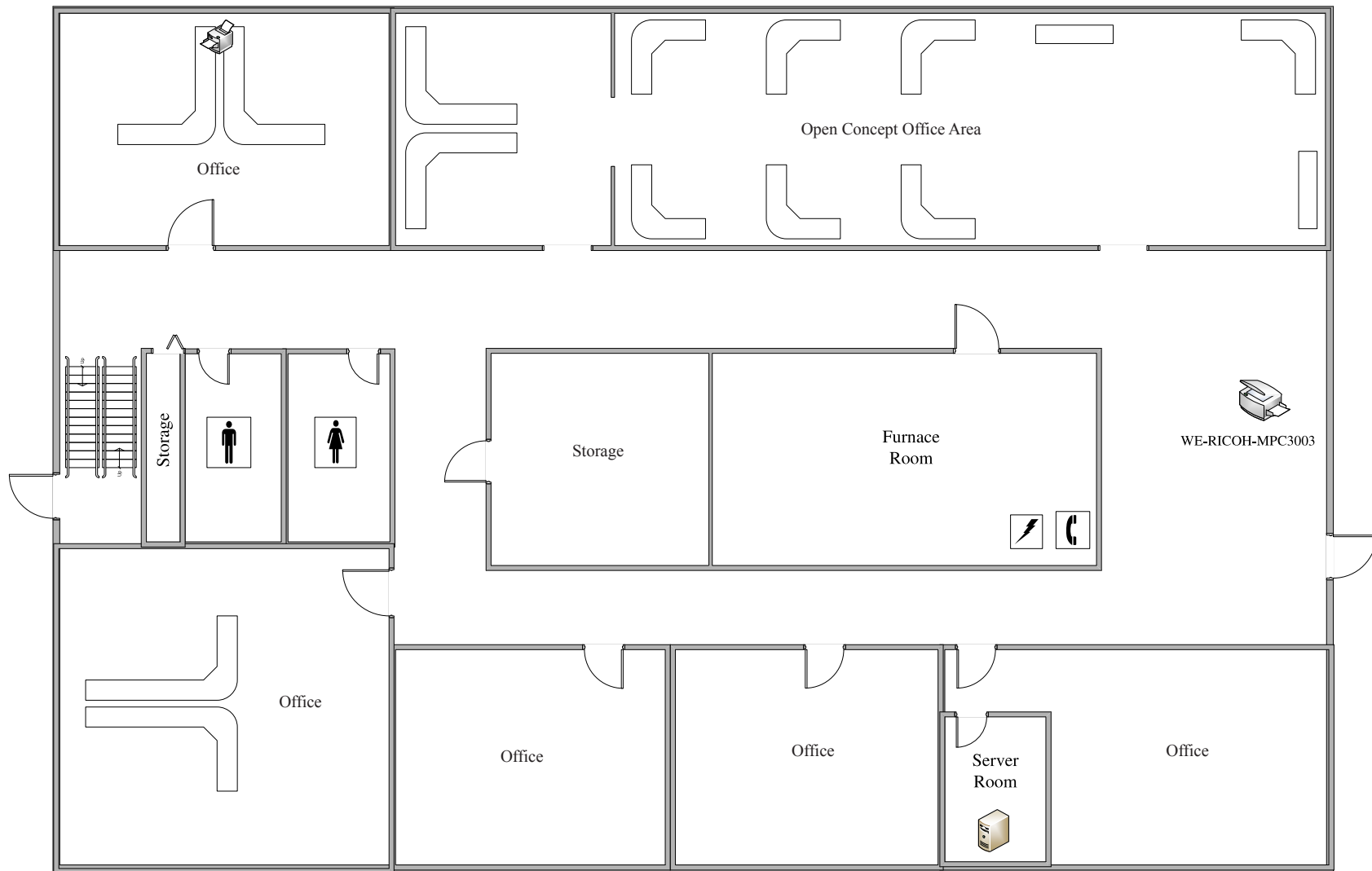


Property Overview

Civic Address	171 Division St, Welland, ON
Site Area	±0.25 Acres
Frontage	±66 FF
Location	South side of Division St. east of Hellems Ave.
Zoning	DMC - Downtown Mixed Use Centre
Price	\$830,000
Taxes	\$12,744.79
Building Size	±7,740 SF
Main Level	±2,500 SF plus ±240 SF front vestibule
Lower Level	±2,500 SF
Second Level	±500 SF on 2nd floor finished and ±2,000 SF unfinished
Parking	17 Parking Spaces
Power	200 AMP
Water and Sewer	Municipal
HVAC	Forced air gas furnace / AC, Baseboard, ductless split

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Lower Level Floor Plan



5 Private Offices

Large Open Concept Area

2 Washrooms

Furnace Room

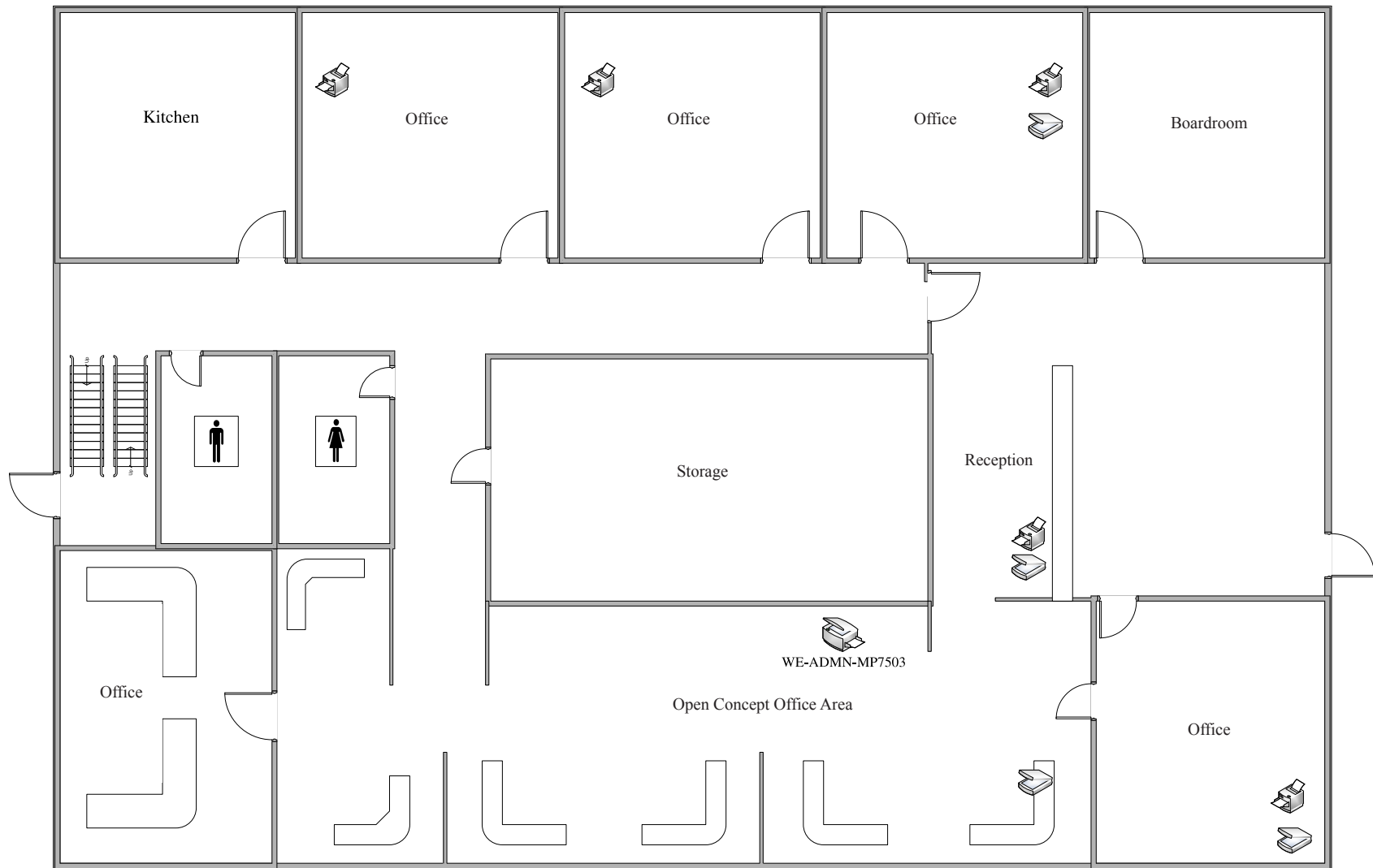
Storage

Features

- Easy access to HWY 406
- Downtown location
- Half raised lower level with plenty of natural light
- Oversized offices
- Many permitted uses



Main Level Floor Plan



5 Private Offices

Large Open Concept Area

2 Washrooms

1 Boardroom + Loft Boardroom on 2nd Floor

Storage

Features

- Easy access to HWY 406
- Downtown location
- Plenty of natural light
- Oversized offices
- Many permitted uses



Exterior Photos

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171 Division St, Welland, ON



Office Interiors



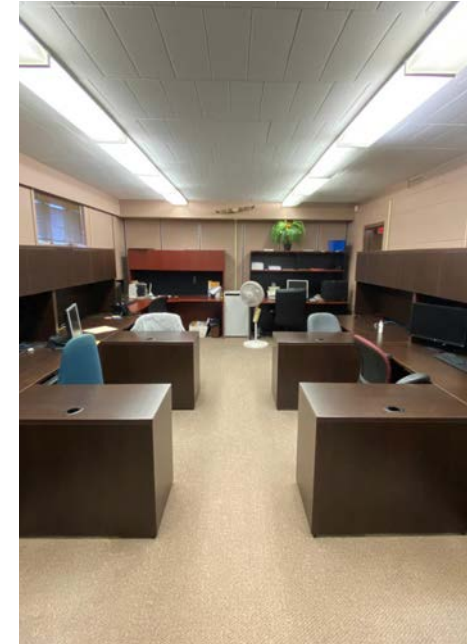
171 Division St, Welland, ON



Office Interiors



171 Division St, Welland, ON



Zoning - DMC*

Downtown Mixed Use Centre

Column 1	Column 2
Permitted Uses	DMC
Accessory Uses, Buildings and Structures	✓
Art Gallery	✓
Assembly Hall	✓

Column 1	Column 2
Permitted Uses	DMC
Bed and Breakfast Establishment	✓
Short-Term Rental	✓
Commercial	
Clubs, Private	
Custom Workshop	✓
Department Store	✓
Drive-Through Establishment	
Educational Establishment	✓
Emergency Service	✓
Financial Establishment	✓
Flea Market	✓
Food Production	✓
Funeral Home	✓
Garden Centre	✓
Grocery Store	✓
Health Related Retail Use	✓
Home and Auto Sales and Supply Establishment	

Column 1	Column 2
Permitted Uses	DMC
Home Furnishing Establishment	✓
Home Improvement Establishment	✓
Home Occupation	✓
Mini Storage	
Motor Vehicle Sales Dealership	
Motor Vehicle Service Station	✓
Motor Vehicle Repair Shop	
Motor Vehicle Washing Establishment	
Light Equipment/ Machinery Sales, Rental and Service Establishment	
Outside Display and Sales Area	✓
Parking Lot	✓
Parking Structure or Garage	✓
Pet Care Establishment	✓
Pet Shop	✓

Column 1	Column 2
Permitted Uses	DMC
Place of Entertainment	✓
Repair Shop	✓
Research and Development Establishment	✓
Restaurant	✓(2)
Retail Centre	✓
Retail Establishment	✓
Sample or Showroom	✓
School, Commercial	✓
Seasonal Outdoor Use	✓
Service Commercial Establishment	✓
Supermarket	✓
Veterinary Clinic	✓
Hospitality	
Hotel	✓
Motel	✓
Community	
Art Gallery	✓
Community Centre	✓
Community Garden	✓

Column 1	Column 2
Permitted Uses	DMC
Day Care Centre	✓
Day Care, Home	✓
Library	✓
Museum	✓
Place of Worship	✓
Social Services Establishment	✓
Office	
Medical Office or Clinic	✓
Office	✓
Office, Major Use	✓
Survey, Engineering, Planning or Design Business	✓
Recreational	
Athletic/Fitness Establishment	✓
Park	✓
Recreational Establishment	✓
Residential	
Block Townhouse	
Boarding or Lodging House	✓

Column 1	Column 2
Permitted Uses	DMC
Dwelling, Accessory Unit	✓
Dwelling, Apartments	✓(1)
Dwelling, Converted	✓(1)
Dwelling, Multiple	✓(1)
Dwelling,	
Dwelling Units Above Permitted Uses	✓
Emergency Shelter	✓
Group Home	✓(1)
Long Term Care Facility	✓
Residential Care Facility	✓
Retirement Home	✓
Other	
Fabricating and Processing Establishments	
Warehouse	
Prohibited	
Drive-Through Establishments	✓
Motor Vehicle Body Shop	✓

Column 1	Column 2
Permitted Uses	DMC
Motor Vehicle Repair Establishment	✓
Open Storage	✓



* Please refer to the Welland Zoning By-Law for complete comprehensive information





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